

DEPARTMENT OF COMMERCE
BUREAU OF THE CENSUS

SAM. L. ROGERS, DIRECTOR

PLANTATION FARMING IN THE
UNITED STATES

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CONTENTS.

LETTER OF TRANSMITTAL.....	Page. 5
PREFACE.....	6
GENERAL SUMMARY AND ANALYSIS.....	7-16
Introduction.....	7
Significance of Statistics of Plantations.....	7
Table 1.—Farms or plantations, land in farms, and value of improved land in farms, and of land and buildings in eleven Southern states: 1850 to 1910.....	8
Table 2.—Averages for the North and the South: 1850 to 1910.....	8
Evidences of Division of Plantations.....	8
Table 3.—Farms and Farm Land—Population, number of farms, total land area, and acreage of all farm land and of improved farm land, with increase, by divisions: 1850 to 1910.....	9
Table 4.—Farm Property—Value of all farm property, and of land and buildings, implements and machinery, and live stock, with increase, by divisions: 1850 to 1910.....	10
Increases and decreases in farms and farm land, by geographic divisions and sections: 1850 to 1910.....	11
Table 5.—Increases, by geographic divisions and sections: 1850 to 1910.....	11
Distribution of farms and farm land, by geographic divisions and sections: 1850 to 1910.....	12
Table 6.—Percentage distribution of farms and farm land, by divisions and sections: 1850 to 1910.....	12
Average total acreage and improved acreage per farm, by geographic divisions and sections: 1850 to 1910.....	12
Table 7.—Average acreages, by divisions and sections: 1850 to 1910.....	12
Table 8.—Average value per farm and per acre of land in farms, of all farm property, and of land and buildings, implements and machinery, and live stock, by divisions and sections: 1850 to 1910.....	14
Definition of a tenant plantation.....	13
Method of investigation of plantations and scope of the statistics.....	14
EXTENT OF THE TENANT PLANTATION SYSTEM IN THE SELECTED TERRITORY.....	16-29
Summary.....	16
Table 9.—Tenant plantations in 325 counties of eleven Southern states: 1910.....	16
Plantations, classified according to number of tenants.....	18
Table 10.—Plantations, classified by number of tenants.....	18
Plantations with complete reports.....	19
Plantations without complete reports.....	19
Averages for plantations and plantation farms.....	19
Table 11.—Average acreage and value of all tenant plantations, with and without complete reports, in 325 selected counties of eleven Southern states: 1910.....	20
Plantations, by states.....	21
Table 12.—Number, acreage, and value of land and buildings of all tenant plantations, and of landlord farms and tenant farms on tenant plantations, in 325 selected counties of eleven Southern states: 1910.....	22
Plantation averages, by states.....	23
Table 13.—Average acreage and value of all tenant plantations, by plantations and landlord and tenant farms, in the 325 selected counties of eleven Southern states: 1910.....	24
Comparison of plantations with other farms.....	26
Table 14.—Number, acreage, and value of all farms and of plantation farms in 325 counties of eleven Southern states, by states: 1910.....	26
Distribution of all farms and total farm acreage.....	26
Table 15.—Distribution of farms operated by plantation landlords.....	27
Table 16.—Distribution of farms operated by other than plantation landlords.....	27
Table 17.—Distribution of farms operated by plantation tenants.....	27
Table 18.—Distribution of farms operated by tenants not on plantations.....	28
Table 19.—Supplemental statistics showing probable errors from duplications and omissions.....	28
Table 20.—Summary, with percentage distributions, for all farms and farm land in 325 selected counties in eleven Southern states, by status of operators: 1910.....	28
EXTENT OF WAGE LABOR PLANTATION SYSTEM.....	29-37
Table 21.—Total number of farms and number of farmers reporting the employment of labor, by divisions and states: 1909.....	32
Table 22.—Average expenditures for labor per farm and per acre, of all land and of improved land in farms, by divisions and states: 1909 and 1899.....	32

	Page.
EXTENT OF WAGE LABOR PLANTATION SYSTEM—continued.	
Wage labor plantations.....	30
Table 23.—Farms reporting expenditures of \$1,000 and over for labor, by divisions and states: 1909.....	33
Table 24.—Farms reporting expenditures of \$500 and less than \$1,000 for labor, by divisions and states: 1909.....	34
Table 25.—Farms reporting expenditures of \$500 and over for labor, by divisions and states: 1909.....	34
Wage labor on small farms.....	30
Table 26.—Farms reporting expenditures of less than \$500 for labor, by divisions and states: 1909.....	34
All farms employing wage labor.....	31
Table 27.—Farms reporting expenditures for labor, by divisions and states: 1909.....	35
Expenditures for wage labor: 1909 and 1899.....	31
Table 28.—Expenditures for labor for 1909 and 1899, with amounts and percentages of increase.....	35
Wage labor plantations in eleven Southern states.....	31
Table 29.—Farms reporting expenditures for labor in eleven Southern states, classified by amount of expenditures: 1909 and 1899.....	36
MAP.	
Selected plantation area, boundaries of cotton belt, and counties having 50 per cent or more of negro population: 1910.....	17
APPENDIX.....	38-40

LETTER OF TRANSMITTAL.

DEPARTMENT OF COMMERCE,
BUREAU OF THE CENSUS,
Washington, D. C., December 1, 1916.

SIR:

I transmit herewith a report of the Census Bureau, "Plantation Farming in the United States," which presents the results of special studies and analyses of the enumerators' returns from which were derived the statistics contained in Chapter XII—"Plantations in the South"—of Volume V of the Thirteenth Census Reports. Because of the very great importance of the plantation system in the South, where are located nearly half the farms in the United States, this work was undertaken in order to obtain as much information as possible for use in connection with the study of rural life problems and the administration of the various congressional enactments for the benefit and extension of American agriculture.

The results of the investigations made during the Thirteenth Census period, as published in Chapter XII of Volume V, were compiled under the direction of Dr. John Lee Coulter, then in charge of the division of agriculture, by William Lane Austin, who was in immediate charge of the inquiry. This report was also prepared under the direction of Dr. Coulter. The special studies upon which the statistics of the report are based were made by the following agents of the Census Bureau: C. E. Allen, of the Alabama Presbyterian University; R. P. Brooks, of the University of Georgia; A. C. Cance, of the Massachusetts Agricultural College; L. C. Gray, of the University of Wisconsin; and George McCutcheon, of the University of South Carolina.

Respectfully,

SAM. L. ROGERS,
Director of the Census.

TO HON. WILLIAM C. REDFIELD,
Secretary of Commerce.

PREFACE.

During the period covered by the Thirteenth Decennial Census some study of the subject of Plantations in the South was made, the results of which appear as Chapter XII in Volume V of the reports of that census. At that time some controversy arose as to the meaning of the term "farm." It was pointed out that in the South there were scattered through 325 counties approximately 40,000 plantations with an average size of about 725 acres, the improved parts of which were operated by some 400,000 tenant farmers, who lived on small "cuts" or "parcels" of land averaging less than 40 acres. Some authorities contended that each plantation should be counted as a farm, while others held that each tenant tract should be recognized as a separate unit or farm. The practice for half a century has been to treat the tenant tracts as separate farms, and after careful consideration of the various contentions it seemed advisable to follow that practice in 1910 in order to make the statistics from decade to decade comparable for the period beginning with 1840, when the first statistics pertaining to agriculture were collected, but to make a more thorough investigation of the matter before work begins on the Fourteenth Decennial Census.

After the original publication of the statistics now contained in Chapter XII of Volume V, many inquiries for additional statistics concerning the plantation area of the South were received from investigators and citizens generally in other sections of the country, who desired them for use in connection with the investigation of agricultural conditions generally and the administration of the Federal farm loan act, the Smith-Lever agricultural-education extension act, and other Federal legislation for the benefit of agriculture. To meet the demand for information of this character, special studies of the returns from the plantation area in the South were made by experts from leading colleges in various sections of the United States, and have been embodied in the following pages.

As a result of these special studies, it has been strongly recommended by various authorities that in making preparations for collecting the agricultural statistics at the Fourteenth Decennial Census the following policy be pursued:

First, that the bureau secure individual schedules for all farms in the United States, whether North or South or East or West; whether operated by white or by colored farmers, or by owners, tenants, or managers; whether fully recognized tenant farms or merely small cuts or parcels of plantations. This would correspond in a complete way with the practice during the last half century, and all data secured would be comparable with those obtained at prior censuses.

Second, that the bureau provide a supplementary plantation schedule to be placed in the hands of all the enumerators in all parts of the country, to be used by the enumerators and later by the office force for the assembling of certain essential facts concerning tenant systems. The enumerator would be called upon to prepare the supplementary schedule in every case where he found two or more farms owned by one landlord and operated by tenants or managers. This supplementary schedule would be drawn in the name of the landowner and would be submitted to him for verification and signature wherever possible, while the original individual schedules would be drawn in the names of the tenant operators or managers.

It is pointed out that under this policy it would be possible to avoid duplication such as has been common in the past in cases where information has been secured from tenants and later the landowners have unwittingly furnished duplicate schedules; no tenant farms would be overlooked, as undoubtedly has occurred at times; and greater accuracy would be secured with practically no additional cost.

This policy would furnish a basis for a study of land ownership which would be the most thorough ever attempted in this country and would be comparable with similar studies in other countries. It would also provide a basis for intelligent state and national legislation to prevent an increase in tenancy.

PLANTATION FARMING IN THE UNITED STATES.

GENERAL SUMMARY AND ANALYSIS.

INTRODUCTION.

Prior to the Civil War there were many large farms in the South which were mostly worked by slave labor. These were ordinarily called plantations. There was no sharp line of distinction at that time, nor is there at present, between plantations and other farms, the term "plantation" being applied simply to large farms usually comprising several hundred or even thousands of acres. Before the war each plantation was, of course, a single agricultural unit and was so reported by the Census Bureau, being counted as one of the farms of the country.

During the period of reconstruction after the Civil War the owners of the plantations largely tried to work them by hiring labor. In most parts of the South where the plantation system predominated a movement soon began, however, for the substitution of the tenant system of operation. Under this system a plantation was subdivided into small tracts—commonly called "parcels" or "cuts"—each of which was operated by a tenant. The tenants were designated by various terms, such as "cropper," "standing renter," and the like.

Since there were considerable numbers of tenant farms in the North as well as in the South, the Census Bureau very naturally adopted the practice of treating the tenant farms in the South in the same manner as those in the North; that is to say, each tract of land operated by a tenant was treated as a separate farm. As a matter of fact, however, a large proportion of the tenants in the South actually occupied a very different economic position from that usually occupied by tenants in other parts of the country. The plantation as a unit for general purposes of administration has not disappeared, and in many cases the tenants on plantations are subjected to quite as complete supervision by the owner, general lessee, or hired manager as that to which the wage laborers are subjected on large farms in the North and West, and indeed in the South. Where this is the case a tenant is very similar in his economic position to the hired farm laborer, practically the only difference being that he confines his work to a particular parcel of land which he works by himself and that he is paid by a share of the crop instead of by wages. Aside from this difference it is often true, particularly in the North and West, that the wage laborer is unmarried, or if married, the wife and children are left behind. In the South the wage laborer, like the tenant, generally has a family. There are still several thousand plantations in the South which are operated by wage labor. The distinction drawn in popular

speech is still based on the size of the agricultural unit and not on the form of organization, but for statistical purposes it has been necessary to keep separate data for plantations operated by tenants and those worked by wage laborers.

SIGNIFICANCE OF STATISTICS OF PLANTATIONS.

From what has been said it is evident that the statistics of agriculture for the South, when each tenant holding is treated as a separate farm, are in some respects not comparable with those for other parts of the country. In the North and the West a tenant farm generally is very similar in its method of operation to a farm operated by the owner himself. The owner ordinarily exercises very little supervision over the operations of the tenant, and the latter has substantially an independent economic status. Tenant farms in the North and West are in general quite as large and as valuable as the farms operated by their owners, and the tenant farmer often employs hired labor to assist him. In the South, on the other hand, a very large proportion of the tenant farms are decidedly small, containing no more land than can be effectively worked by the tenant alone, with perhaps the assistance of his own family. The tenant farm, when a part of an active plantation, is almost universally smaller than the separate unsupervised tenant farm. Moreover, many, though not all, of the tenants are subjected to very thorough supervision by the owner, general lessee, or manager of the plantation of which the farm is a part. As the result of this difference in conditions, the average farm in the South, when each separate tenant farm is counted as a unit, is very much smaller than in the North or the West, and the statistics give an impression which does not correspond to actual conditions.

In so far as plantations continue to be operated by wage laborers no violence is done and comparisons are accurate.

The effect of the practice of the Census Bureau in treating each tenant farm in the South as a separate unit is brought out to some extent by a comparison of the changes in the number of farms in that section during the last 50 years with the changes in farm acreage and the value of farm land and buildings. In order to permit such a comparison Table 1 is presented, which shows, for the eleven Southern states in which the plantation system is of importance taken together, the number and total and improved acreage of farms and value of land and buildings as reported at each census from 1850 to 1910, inclusive, together with averages.

FARMS OR PLANTATIONS, LAND IN FARMS, AND VALUE OF IMPROVED LAND IN FARMS AND OF LAND AND BUILDINGS IN ELEVEN SOUTHERN STATES:¹ 1850 TO 1910.

CENSUS YEAR.	FARMS OR PLANTATIONS.		ALL LAND IN FARMS.		IMPROVED LAND IN FARMS.		VALUE OF LAND AND BUILDINGS.		AVERAGE PER FARM.		
	Number.	Per cent of increase.	Acres.	Per cent of increase. ²	Acres.	Per cent of increase. ²	Amount.	Per cent of increase. ²	Total acreage.	Improved acreage.	Value of land and buildings.
1910.....	2,491,509	17.0	287,275,860	-4.3	109,189,849	16.1	\$5,411,779,196	131.6	115.3	43.8	\$2,172
1900.....	2,128,882	39.6	300,169,285	36.8	94,016,661	8.3	2,337,027,934	26.5	141.0	44.2	1,068
1890.....	1,524,948	21.8	217,246,062	10.3	88,844,124	28.9	1,847,425,688	49.6	142.5	58.9	1,211
1880.....	1,252,240	95.4	197,062,545	25.6	67,350,802	48.3	1,234,958,624	58.0	157.3	53.8	986
1870.....	692,076	26.0	159,791,224	-21.8	46,987,274	-17.3	781,714,004	-57.8	226.6	67.9	1,130
1860.....	549,109	33.3	200,476,346	35.0	56,832,164	33.1	1,850,708,493	133.3	365.1	103.5	3,370
1850.....	412,043	.....	148,479,380	.....	42,684,965	.....	793,344,268	.....	360.3	103.6	1,925

¹Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, South Carolina, Tennessee, Texas, and Virginia.

²A minus sign (-) denotes decrease.

During the half century between the census of 1860, the last census before the process of breaking the plantations up into tenant farms commenced, and that of 1910, the amount of land in farms in the eleven Southern states covered by Table 1 increased only 43.3 per cent, while the number of farms, as returned by the census, increased from somewhat more than half a million to about two and a half million, or 353.7 per cent. In 1860 the average farm contained 365.1 acres, of which 103.5 acres were improved, and the average value of land and buildings per farm was \$3,370. In 1910 the average farm had decreased in size to 115.3 acres, of which 43.8 acres were improved, the average value of land and buildings being \$2,172 per farm. In the East South Central and South Atlantic divisions the average total acreage in 1910 was materially lower than that for all of the states covered by the table, the latter being increased by the presence of many very large ranches in the West South Central division, particularly in Texas. The table shows further that there has been a continuous decline since 1860 in the average size of farms in the plantation states, the greatest decrease taking place between 1860 and 1870.

The effect of the method of classifying farms in the South is further shown in Table 2 by a comparison of the average total and improved acreage and value of land and buildings for that section with the corresponding averages for the North.

CENSUS YEAR.	AVERAGE ACRES OF LAND PER FARM.		AVERAGE IMPROVED ACRES PER FARM.		AVERAGE VALUE OF LAND AND BUILDINGS PER FARM.	
	The South.	The North.	The South.	The North.	The South.	The North.
1910.....	114.4	143.0	48.6	100.3	\$2,374	\$3,182
1900.....	138.2	133.2	48.1	90.9	1,251	4,190
1890.....	139.7	123.7	58.8	87.8	1,402	3,721
1880.....	153.4	114.9	56.2	76.6	1,224	3,314
1870.....	214.2	117.0	69.2	69.2	1,456	3,463
1860.....	335.4	126.4	101.3	68.3	3,455	3,180
1850.....	332.1	127.1	101.1	65.4	2,051	2,380

It would be highly desirable that, in addition to statistics in which each tenant farm in the South is counted as a unit, statistics should also be presented in which each plantation operated by tenants—provided the tenants are subjected to a considerable

degree of supervision—should be treated as a unit among other farms. If this were done the average size of farms in the South would be very much greater than the averages based on the present method of defining farms. For reasons more fully explained hereafter, however, it has been found impossible to carry out this plan in its entirety, and it is doubtful whether it will ever prove possible to do so in the future. Nevertheless it is highly desirable that some attention should be paid to the plantation system in the South, and the Census Bureau has therefore undertaken to collect statistics relating to it and to present them so far as they were found clear and satisfactory in their significance.

EVIDENCES OF DIVISION OF PLANTATIONS.

The extent of the movement resulting in the breaking up of plantations is brought out more clearly when the smaller sections of the South represented by geographic divisions are contrasted with similar groups of states in the other parts of the country, as is shown in Tables 3 and 4. Table 3 gives the population of the United States and of the various geographic divisions, with the number of farms, the total land area, and the acreage of all farm land and of improved land in farms, with increases, from 1850 to 1910, while Table 4 shows for the United States and the various geographic divisions the value of all farm property and of land and buildings, implements and machinery, and live stock, with increases, for the same period.

It needs only a glance at the statistics shown in Tables 3 and 4 to strikingly bring out the extent of the movement toward the division of plantations. Between 1860 and 1870 the number of farms in the South Atlantic states increased 23.9 per cent, while the acreage of land in farms actually decreased 15.3 per cent and the acreage of improved land in farms decreased 13.5 per cent. During the following decade 1870-1880 the number of farms in the South Atlantic division increased 72.3 per cent, while the acreage of land in farms increased only 12.4 per cent, and the acreage of improved land increased 19.8 per cent. The same general trend is found for the East South Central and the West South Central geographic divisions.

FARMS AND FARM LAND—POPULATION, NUMBER OF FARMS, TOTAL LAND AREA, AND ACREAGE OF ALL FARM LAND AND OF IMPROVED FARM LAND, WITH INCREASE, BY DIVISIONS: 1850 TO 1910.

[A minus sign (—) denotes decrease.]

Table 3	DIVISION.	POPULATION.			NUMBER OF FARMS.			Approximate land area (acres).	ALL LAND IN FARMS.			IMPROVED LAND IN FARMS.		
		Number.	Increase.		Number.	Increase.			Acres.	Increase.		Acres.	Increase.	
			Number.	Per cent.		Number.	Per cent.			Acres.	Per cent.		Acres.	Per cent.
UNITED STATES.														
1910.....	91,972,266	15,977,691	21.0	6,361,502	624,130	10.9	1,903,289,600	378,798,325	40,206,551	4.8	478,451,750	63,053,263	15.4	
1900.....	75,994,575	13,046,861	20.7	5,737,372	1,172,731	25.7	1,903,401,700	338,591,774	215,373,155	34.6	414,498,487	56,881,732	15.9	
1890.....	62,947,714	12,791,931	25.5	4,564,041	555,734	13.9	1,903,337,600	623,218,619	87,136,784	16.3	357,616,755	72,845,713	25.6	
1880.....	50,155,783	11,597,412	30.1	4,008,907	1,348,022	50.7	1,903,337,600	536,081,835	128,346,794	31.5	284,771,042	95,849,943	50.7	
1870.....	38,558,371	7,115,050	22.6	2,659,985	615,908	30.1	1,903,337,600	407,735,041	522,503	0.1	188,921,099	25,810,379	15.8	
1860.....	31,443,321	8,251,445	35.6	2,044,077	595,004	41.1	1,903,337,600	407,212,538	113,661,924	38.7	163,110,720	50,078,106	44.3	
1850.....	23,191,876			1,449,073			1,884,375,680	298,560,614			113,032,614			
GEOGRAPHIC DIVISIONS.														
NEW ENGLAND.														
1910.....	6,552,681	960,664	17.2	188,802	—3,086	—1.6	39,664,640	19,714,931	—834,068	—4.1	7,254,904	—879,499	—10.8	
1900.....	5,592,017	891,238	19.0	191,888	1,927	1.0	39,664,640	20,545,999	793,415	4.0	8,134,403	—2,604,527	—24.3	
1890.....	4,700,749	690,220	17.2	189,061	—17,271	—8.3	39,664,640	19,755,584	—1,728,188	—8.0	10,738,930	—2,409,536	—18.3	
1880.....	4,010,520	522,005	15.0	207,232	26,583	14.7	39,664,640	21,483,772	1,913,909	9.8	13,148,463	1,150,928	9.6	
1870.....	3,487,924	352,041	11.2	180,649	—3,293	—1.8	39,664,640	19,569,863	—541,059	—2.7	11,997,540	—218,231	—1.8	
1860.....	3,135,283	407,167	14.9	183,942	16,201	9.7	39,664,640	20,110,922	1,743,464	9.5	12,215,771	1,065,177	9.6	
1850.....	2,728,116			167,651			39,664,640	18,367,458			11,150,594			
MIDDLE ATLANTIC.														
1910.....	19,315,892	3,861,214	25.0	408,370	—17,239	—3.5	64,000,000	43,191,056	—1,660,034	—3.7	29,320,894	—1,465,317	—4.8	
1900.....	15,454,678	2,748,458	21.6	485,618	17,010	3.6	64,000,000	44,890,090	1,872,149	4.4	30,785,211	—812,883	—2.6	
1890.....	12,700,220	2,200,342	21.0	408,008	—20,209	—4.2	64,000,000	42,987,941	—3,513,927	—7.6	31,699,094	—1,638,072	—4.9	
1880.....	10,496,378	1,680,072	19.1	488,907	67,061	16.1	64,000,000	46,501,898	3,327,347	7.7	33,237,166	4,117,521	14.1	
1870.....	8,810,806	1,351,821	18.1	420,940	39,953	10.5	64,000,000	43,174,521	2,203,898	5.4	29,119,645	2,353,505	8.8	
1860.....	7,458,985	1,560,250	20.4	380,993	58,890	18.3	64,000,000	40,970,623	4,175,246	11.3	26,766,140	3,960,566	17.4	
1850.....	5,898,735			322,103			64,000,000	36,705,377			22,805,574			
EAST NORTH CENTRAL.														
1910.....	18,250,621	2,265,040	14.2	1,123,489	—12,334	—1.1	157,160,960	117,939,148	1,588,387	1.4	88,947,228	2,276,957	2.6	
1900.....	15,985,581	2,507,276	18.6	1,135,823	120,792	12.6	157,032,320	116,840,761	10,553,936	10.0	86,670,271	7,895,024	10.0	
1890.....	13,478,305	2,271,937	20.3	1,009,031	23,758	2.4	157,032,320	105,780,825	2,613	(.0)	78,774,647	3,185,274	4.2	
1880.....	11,206,068	2,082,151	22.8	985,273	223,538	29.3	157,032,320	105,784,212	18,334,820	21.0	75,689,373	20,689,727	37.7	
1870.....	9,124,517	2,197,033	31.7	761,735	175,018	29.8	157,032,320	87,449,392	14,752,549	20.3	54,899,646	13,713,232	33.3	
1860.....	6,926,884	2,403,624	53.1	586,717	218,540	59.4	157,032,320	72,696,843	22,507,968	44.8	41,186,414	18,274,224	79.8	
1850.....	4,523,260			368,177			157,032,320	50,188,875			22,912,190			
WEST NORTH CENTRAL.														
1910.....	11,637,021	1,290,498	12.5	1,109,948	49,204	4.6	326,914,560	232,648,121	31,639,408	15.7	164,284,862	28,641,034	21.1	
1900.....	10,347,423	1,415,811	15.8	1,060,744	145,953	16.0	326,914,560	201,008,713	50,208,544	33.3	135,643,828	30,126,349	28.6	
1890.....	8,932,112	2,774,609	45.1	914,791	202,096	28.4	326,914,560	150,800,169	49,602,224	49.0	105,517,479	44,264,633	72.3	
1880.....	6,157,443	2,300,849	50.7	712,695	349,352	98.1	326,914,560	101,197,945	49,432,068	95.5	61,252,940	37,743,083	160.5	
1870.....	3,856,594	1,686,702	77.7	303,343	177,895	95.9	326,914,560	51,765,877	16,563,130	47.1	23,500,863	12,387,578	111.4	
1860.....	2,169,832	1,289,497	146.5	185,448	116,028	167.1	326,914,560	35,202,747	22,705,132	181.7	11,122,285	7,354,143	195.2	
1850.....	880,335			69,420			184,172,800	12,497,615			3,768,142			
SOUTH ATLANTIC.														
1910.....	12,194,895	1,751,415	16.8	1,111,881	149,056	15.6	172,205,440	103,782,255	—515,251	—0.5	48,479,733	2,379,507	5.2	
1900.....	10,443,480	1,585,558	17.9	902,225	212,625	28.4	172,205,440	104,297,506	4,139,933	4.1	46,100,226	4,422,855	10.6	
1890.....	8,857,922	1,200,725	16.6	749,600	105,171	16.3	172,204,160	100,167,573	—1,261,990	—1.2	41,077,371	5,607,040	15.2	
1880.....	7,697,197	1,743,587	29.8	644,420	270,327	72.3	172,204,160	101,410,563	11,206,508	12.4	36,170,331	5,997,840	19.8	
1870.....	5,853,010	488,907	9.1	374,102	72,162	23.9	172,204,160	90,213,055	—16,307,716	—15.3	30,202,991	—4,697,851	—13.5	
1860.....	5,304,703	685,613	14.7	301,940	53,744	21.7	172,204,160	106,520,771	13,119,161	14.0	34,900,942	4,891,619	16.3	
1850.....	4,679,090			248,196			172,204,160	93,401,610			30,009,823			
EAST SOUTH CENTRAL.														
1910.....	8,409,901	862,144	11.4	1,042,480	139,167	15.4	114,885,760	81,520,629	272,986	0.3	43,046,846	3,709,509	9.2	
1900.....	7,547,757	1,118,603	17.4	903,313	247,547	37.7	114,885,760	81,247,643	2,248,284	2.8	40,237,337	4,508,167	12.6	
1890.....	6,429,151	844,003	15.1	655,766	86,027	15.1	114,885,760	78,099,369	2,126,408	2.8	35,729,170	4,908,288	15.9	
1880.....	5,585,151	1,180,706	26.8	569,739	197,771	58.2	114,885,760	76,872,951	10,549,340	15.9	30,820,882	6,002,404	27.3	
1870.....	4,404,445	383,454	9.5	371,968	100,818	37.2	114,885,760	60,323,611	—8,453,044	—11.3	24,218,478	—1,672,546	—6.5	
1860.....	4,020,991	657,720	19.6	271,150	47,714	21.4	114,885,760	74,776,655	16,214,785	27.7	25,891,024	6,867,609	36.1	
1850.....	3,363,271			223,436			114,885,760	58,601,870			19,023,415			
WEST SOUTH CENTRAL.														
1910.....	8,784,534	2,252,244	34.5	943,186	188,333	24.9	275,037,440	169,149,976	—7,341,226	—4.2	58,264,273	18,493,748	46.5	
1900.....	6,532,290	1,791,307	37.8	754,853	323,847	75.1	275,037,440	176,491,202	99,042,267	127.9	39,770,530	9,210,870	30.1	
1890.....	4,740,983	1,406,763	42.2	431,006	114,097	36.0	275,037,440	77,448,935	20,821,663	36.8	30,559,654	11,573,765	61.0	
1880.....	3,334,220	1,304,255	64.2	316,909	177,879	127.9	275,037,440	56,627,272	23,607,636	71.5	18,985,889	12,115,592	176.3	
1870.....	2,029,965	282,298	16.2	139,030	39,807	40.1	275,037,440	33,019,636	—11,196,674	—25.3	6,870,297	—470,905	—6.4	
1860.....	1,747,607	807,416	85.9	99,223	55,845	128.7	275,037,440	44,216,310	25,132,714	131.7	7,341,202	4,325,671	143.4	
1850.....	940,251			43,378			275,037,440	19,083,696			3,015,531			
MOUNTAIN.														
1910.....	2,633,517	958,800	57.3	183,440	82,119	81.0	549,840,000	59,533,420	13,136,186	28.3	15,915,002	7,512,426	89.4	
1900.....	1,074,657	460,722	38.0	101,327	51,929	105.1	549,869,200	46,397,284	31,631,422	214.2	8,402,576	2,941,637	53.9	
1890.....	1,213,935	500,816	85.9	49,398	24,355	97.3	549,869,200	14,765,485	10,789,485	271.3	5,490,739	3,247,439	140.7	
1880.....	653,119	337,734	107.1	25,043	11,269	81.8	549,869,200	3,976,377	2,222,787	126.8	1,637,100	1,637,100	284.1	
1870.....	315,385	140,462	80.3	13,774	4,962	56.3	549,869,200	1,753,590	192,652	12.3	576,200	335,575	139.5	
1860.....	174,923	101,996	139.9	8,812	4,136	88.5	549,869,200	1,500,938	1,223,518	362.6	240,625	58,091	31.8	
1850.....	72,927			4,676			298,981,120	337,420			182,634			
PACIFIC.														
1910.....	4,192,304	1,775,612	73.5	189,891	48,310	34.1	203,580,800	51,328,789	3,929,213	8.8	22,038,008	3,284,903	17.5	
1900.....	2,416,092	528,358	28.0	141,581	45,101	46.7	203,580,800	47,399,579	14,833,205	45.8	18,763,105	1,193,493	6.8	
1890.....	1,888,334	773,750	69.4	93,006	37,800	64.4	203,739,520	32,516,371	10,298,496	46.4	17,559,671	4,206,982	31.5	
1880.....	1,114,578	439,453	65.1	58,698										

FARM PROPERTY—VALUE OF ALL FARM PROPERTY, AND OF LAND AND BUILDINGS, IMPLEMENTS AND MACHINERY, AND LIVE STOCK, WITH INCREASE, BY DIVISIONS: 1850 TO 1910.

(Values reported in gold in 1870. A minus sign (—) denotes decrease.)

Table 4	ALL FARM PROPERTY.				LAND AND BUILDINGS.				IMPLEMENTS AND MACHINERY.				LIVE STOCK.			
	DIVISION.	Value.	Increase.		Value.	Increase.		Value.	Increase.		Value.	Increase.				
			Amount.	Per cent.		Amount.	Per cent.		Amount.	Per cent.		Amount.	Per cent.			
UNITED STATES.																
1910	\$40,991,449,000	\$20,551,547,926	100.5	\$34,801,125,697	\$18,186,478,206	109.5	\$1,265,149,783	\$515,373,813	68.7	\$4,925,173,610	\$1,849,695,907	60.1				
1900	20,430,901,064	4,357,633,475	27.1	16,614,647,491	3,336,394,842	25.1	1,749,775,970	255,523,503	51.7	3,075,477,703	766,710,130	33.2				
1890	16,082,267,689	3,901,766,151	32.0	13,270,252,649	3,082,155,873	30.2	494,247,467	87,727,412	21.6	2,308,767,573	731,882,866	46.4				
1880	12,184,501,538	3,235,043,789	36.2	10,197,096,776	2,753,042,314	37.0	406,520,055	135,008,377	50.1	1,576,884,707	346,995,098	28.2				
1870	8,044,857,749	984,364,686	12.1	7,444,054,462	799,009,455	12.0	270,013,678	24,795,537	10.1	1,229,889,609	140,559,694	12.9				
1860	7,880,493,063	4,013,149,483	101.2	6,645,045,007	3,373,469,581	103.1	216,118,141	94,530,503	62.4	1,089,329,915	545,149,399	100.2				
1850	3,967,343,580			3,271,675,426			151,587,638			544,180,516						
GEOGRAPHIC DIVISIONS.																
NEW ENGLAND.																
1910	867,240,457	227,594,557	35.6	718,544,808	190,277,060	36.0	50,798,826	14,247,006	39.0	97,806,823	23,070,491	30.8				
1900	639,645,900	54,378,083	9.3	528,267,748	38,697,570	7.9	36,551,820	12,708,532	53.7	74,820,332	2,911,981	4.0				
1890	585,267,817	—80,578,211	—12.9	480,570,178	—91,111,240	—15.7	23,783,288	1,680,725	7.6	71,911,351	2,840,274	4.1				
1880	671,846,058	105,492,107	18.6	580,681,418	112,517,439	24.0	22,090,563	4,054,117	22.5	60,068,077	—11,109,440	—13.9				
1870	566,353,951	4,886,534	0.9	468,133,079	—8,169,853	—1.7	18,042,446	1,573,882	9.6	80,177,526	11,482,510	10.7				
1860	561,467,417	120,312,802	29.0	476,303,837	103,955,294	27.9	16,468,564	3,531,274	27.3	68,995,010	18,826,324	37.8				
1850	435,154,525			372,348,543			12,937,290			49,808,692						
MIDDLE ATLANTIC.																
1910	2,959,589,022	648,702,294	28.1	2,442,949,103	493,951,163	25.3	167,480,384	51,227,114	44.1	349,150,535	103,524,017	42.1				
1900	2,310,886,728	—73,816,748	—3.1	1,948,997,940	—100,632,419	—4.9	116,253,270	23,168,306	24.9	245,635,518	3,647,365	15.1				
1890	2,384,703,476	—140,017,943	—5.5	2,049,630,359	—173,131,625	—7.8	93,084,964	8,098,101	9.5	241,988,153	25,015,581	11.5				
1880	2,524,721,419	143,617,522	6.0	2,222,761,984	163,671,805	7.9	84,986,863	13,851,743	18.6	216,972,572	—33,406,027	—13.3				
1870	2,381,103,898	488,439,441	25.8	2,059,090,179	413,445,541	25.1	71,635,120	14,279,016	24.9	250,378,590	60,714,884	32.0				
1860	1,892,664,457	613,021,392	51.5	1,645,644,638	562,984,386	52.0	57,356,104	16,123,134	39.1	189,663,715	63,913,872	50.8				
1850	1,249,643,095			1,082,660,252			41,232,970			125,749,843						
EAST NORTH CENTRAL.																
1910	10,110,128,066	4,435,202,699	78.0	8,873,991,594	3,961,394,154	80.6	268,806,550	102,112,330	61.3	976,329,022	371,698,215	61.5				
1900	5,683,925,367	932,740,380	19.6	4,912,597,440	811,190,738	19.8	166,694,220	40,240,071	31.8	604,633,707	81,309,571	15.5				
1890	4,751,184,987	592,706,574	14.3	4,101,406,702	472,265,970	13.0	126,454,149	6,049,474	5.6	523,324,136	113,881,130	27.8				
1880	4,158,388,413	1,067,762,437	34.5	3,629,140,732	982,890,409	37.1	119,804,675	35,086,828	41.4	409,443,006	50,279,200	14.0				
1870	3,090,625,976	1,061,808,509	52.3	2,646,744,323	911,001,465	52.5	84,717,847	27,006,967	49.1	359,163,806	122,900,077	52.0				
1860	2,028,817,467	1,223,030,190	151.8	1,735,742,858	1,064,064,783	158.4	56,810,880	26,417,351	86.9	236,263,729	132,548,056	127.8				
1850	805,787,277			671,678,075			30,393,529			103,715,673						
WEST NORTH CENTRAL.																
1910	13,535,309,511	7,714,315,030	132.5	11,614,665,870	6,963,382,872	149.7	368,935,544	171,567,704	86.9	1,551,708,097	579,364,454	59.6				
1900	5,820,994,481	2,054,422,737	54.5	4,651,232,098	1,082,522,546	56.7	197,867,840	71,596,074	50.9	972,343,643	299,993,517	44.6				
1890	3,766,511,744	1,816,767,898	93.2	2,968,360,452	1,468,060,097	97.8	125,771,166	39,342,509	45.5	672,380,126	309,365,232	85.2				
1880	1,940,743,846	931,711,239	91.5	1,500,300,355	695,442,418	86.4	80,428,597	47,670,382	122.4	303,014,804	188,098,439	108.2				
1870	1,018,032,007	523,443,202	105.8	804,857,037	410,587,332	104.1	38,658,215	22,852,559	142.8	174,816,455	90,003,311	106.7				
1860	494,589,405	385,704,253	354.2	394,270,005	314,225,647	392.6	16,005,650	10,835,281	209.6	84,313,144	60,643,430	256.2				
1850	108,885,147			80,045,058			5,170,375			23,669,714						
SOUTH ATLANTIC.																
1910	2,951,200,773	1,497,169,457	103.0	2,486,436,474	1,280,036,856	106.1	98,230,147	44,011,257	84.2	366,534,152	172,171,344	88.6				
1900	1,451,031,316	120,635,827	9.0	1,290,349,618	71,029,948	6.3	53,318,890	16,874,872	46.3	194,362,808	32,731,007	20.3				
1890	1,333,395,480	280,238,914	26.6	1,105,319,670	243,545,513	27.3	36,444,018	5,631,011	18.3	161,631,801	31,061,490	23.8				
1880	1,053,156,575	312,323,138	42.2	891,774,157	281,345,963	46.1	30,812,107	10,786,548	53.9	130,570,311	20,190,327	18.3				
1870	740,833,437	—466,542,007	—38.6	610,428,007	—398,184,871	—39.5	20,925,259	—14,020,512	—41.2	110,379,084	—54,330,624	—33.0				
1860	1,207,375,444	501,166,963	71.0	1,008,613,065	432,022,482	74.9	34,045,771	9,359,226	38.1	164,716,608	59,755,255	56.9				
1850	706,208,481			576,590,583			24,656,545			104,061,353						
EAST SOUTH CENTRAL.																
1910	2,182,771,779	989,902,989	82.5	1,728,397,839	804,617,016	86.2	75,339,333	26,572,098	54.5	369,034,607	155,713,875	73.0				
1900	1,195,868,790	141,138,652	13.4	933,780,823	100,269,376	12.8	48,767,235	17,443,339	55.7	213,320,732	17,428,937	8.9				
1890	1,054,730,138	208,022,561	24.0	827,514,447	149,666,410	22.1	31,823,896	3,850,785	14.1	195,801,705	54,496,360	28.5				
1880	846,707,577	141,142,804	20.0	677,848,031	134,297,411	24.7	27,464,111	7,851,358	40.0	141,395,435	—1,005,965	—0.7				
1870	705,564,773	—463,459,276	—39.6	543,560,620	—385,890,369	—41.5	19,612,753	—12,587,302	—39.1	142,401,400	—64,981,665	—31.3				
1860	1,169,024,049	674,938,664	136.0	929,440,929	557,506,597	149.9	32,200,055	10,782,218	50.3	207,383,065	106,649,839	105.9				
1850	494,085,395			371,934,332			21,417,837			100,733,226						
WEST SOUTH CENTRAL.																
1910	3,838,154,337	2,218,199,724	136.9	3,128,596,882	1,980,705,814	174.7	119,720,377	41,705,327	53.6	589,837,078	186,698,583	46.3				
1900	1,619,954,613	784,163,053	93.8	1,138,891,068	526,382,017	85.9	77,025,050	50,905,174	188.4	408,138,495	206,874,062	105.4				
1890	835,791,560	392,202,072	88.4	612,508,151	308,800,403	101.7	27,010,876	7,805,363	41.3	196,203,533	75,506,216	62.5				
1880	443,589,488	242,177,094	120.2	303,707,653	168,991,003	125.4	19,124,513	8,880,685	86.9	120,757,317	64,205,806	113.9				
1870	201,412,394	—301,680,728	—60.0	134,716,055	—249,324,700	—65.0	10,234,828	—18,848,175	—64.8	56,461,511	—33,007,853	—36.9				
1860	503,063,122	351,920,362	232.8	384,540,755	270,911,104	257.3	29,083,003	13,753,005	80.7	89,460,364	61,250,103	217.1				
1850	151,172,760			107,629,651			15,329,938			28,213,171						
MOUNTAIN.																
1910	1,757,573,368	1,156,309,188	192.3	1,319,396,873	980,777,201	289.6	49,429,975	30,622,355	162.8	388,746,520	144,900,632	69.4				
1900	601,264,180	251,713,239	72.0	388,619,672	140,074,472	70.6	18,807,620	10,838,190	136.0	243,836,888	100,800,577	70.5				
1890	349,550,941	226,052,406	155.1	198,545,200	140,466,804	241.8	7,969,430	4,629,234	131.7	143,036,311	81,950,332	134.2				
1880	122,598,535	103,026,908	52.4	58,078,360	49,110,543	518.1	3,440,199	2,543,044	283.8	61,070,979	51,360,421	528.8				
1870	19,571,627	8,587,668	78.2	9,961,817	4,618,736	106.3	896,252	449,305	100.6	9,713,553	3,519,407	56.8				
1860	10,984,050	6,814,493	163.4	4,343,081	2,377,360	120.9	446,887	284,639	175.4	6,194,001	4,152,494	203.4				
1850	4,160,566			1,965,721			162,248			5,227,247						
PACIFIC.																
1910	2,780,481,777	1,667,151,888	149.7	2,478,146,254	1,522,286,070	169.2	66,408,047	32,318,022	94.8	235,026,876	112,547,296	91.2				
1900	1,113,329,789	92,108,252	9.0	955,860,184	59,402,694	6.6	24,090,025	11,693,345	52.2	123,379,580	21,042,213	20.6				
1890	1,021,131,537	611,381,010	149.2	89												

In contrast to the movement shown by the statistics of the three groups of Southern states it should be noted that no such movement is found for the northern and western geographic divisions. Thus during the decade 1870-1880 the number of farms in the West North Central division increased 96.1 per cent, the total acreage in farms increased 95.5 per cent, and the acreage of improved land in farms increased 160.5 per cent. In other words, all land in farms and improved land in farms kept pace in a general way with the number of farms. This may be said of most of the northern and western groups in striking contrast to the figures shown for the South.

INCREASES AND DECREASES IN POPULATION, NUMBER OF FARMS, ALL FARM LAND, AND IMPROVED LAND IN FARMS, BY GEOGRAPHIC DIVISIONS AND SECTIONS: 1850 TO 1910.

Table 5 shows, for the United States, the geographic divisions, and the larger sections of the country, the

amounts and percentages of increase in population, the number of farms, the acreage of all land in farms, and the acreage of improved farm land, for the two 30-year periods from 1880 to 1910 and from 1850 to 1880, and also for the entire 60-year period from 1850 to 1910.

In compiling the statistics of the report the arrangement of the states in the tables by geographic divisions follows the plan adopted in the Thirteenth Census, which was based partly on physical and partly on historical conditions. The states included in each division are shown in the tables on pages 32 to 35. These nine geographic divisions are sometimes grouped in the text tables into three great sections—the North, which includes the New England, Middle Atlantic, East North Central, and West North Central divisions; the South, which includes the South Atlantic, East South Central and West South Central divisions; and the West, which includes the Mountain and Pacific divisions.

INCREASES AND DECREASES, IN FARMS AND FARM LANDS, BY GEOGRAPHIC DIVISIONS AND SECTIONS: 1850 TO 1910.

Table 5	INCREASE. ¹				GEOGRAPHIC DIVISION AND SECTION AND PERIOD.	INCREASE. ¹			
	Population.	Number of farms.	Acreage.			Population.	Number of farms.	Acreage.	
			All land in farms.	Improved land in farms.				All land in farms.	Improved land in farms.
UNITED STATES.					WEST SOUTH CENTRAL.				
1880-1910—Amount.....	41,816,483	2,352,595	342,716,490	193,680,708	1880-1910—Amount.....	5,450,314	626,277	112,522,704	39,278,384
Per cent.....	83.4	58.7	63.9	68.0	Per cent.....	163.5	197.6	198.7	206.9
1850-1880—Amount.....	26,963,907	2,559,834	242,521,221	171,738,428	1850-1880—Amount.....	2,393,969	273,531	37,543,676	15,970,358
Per cent.....	116.3	176.7	82.6	151.9	Per cent.....	254.6	630.6	196.7	529.6
1850-1910—Amount.....	68,780,390	4,912,429	585,237,711	365,419,136	1850-1910—Amount.....	7,844,283	899,808	150,066,380	55,248,742
Per cent.....	296.6	339.0	199.4	323.3	Per cent.....	834.3	2,074.3	786.4	1,832.1
NEW ENGLAND.					MOUNTAIN.				
1880-1910—Amount.....	2,542,152	—18,430	—1,768,841	—5,893,562	1880-1910—Amount.....	1,980,398	153,403	55,557,043	13,701,702
Per cent.....	63.4	—8.9	—8.2	—44.8	Per cent.....	303.2	632.5	1,397.2	619.1
1850-1880—Amount.....	1,282,413	39,581	3,116,314	1,997,872	1850-1880—Amount.....	580,192	20,367	3,638,957	2,030,766
Per cent.....	47.0	23.6	17.0	17.9	Per cent.....	795.6	435.6	1,078.5	1,112.5
1850-1910—Amount.....	3,824,565	21,151	1,347,473	—3,895,090	1850-1910—Amount.....	2,560,590	178,770	59,196,000	15,732,468
Per cent.....	140.2	12.6	7.3	—34.9	Per cent.....	3,511.2	3,823.1	17,543.7	8,618.9
MIDDLE ATLANTIC.					PACIFIC.				
1880-1910—Amount.....	8,819,014	—20,528	—3,310,812	—3,916,272	1880-1910—Amount.....	3,077,726	131,211	29,110,914	8,685,319
Per cent.....	84.0	—4.2	—7.1	—11.8	Per cent.....	276.1	223.6	131.0	65.0
1850-1880—Amount.....	4,598,143	166,804	9,706,491	10,431,592	1850-1880—Amount.....	1,008,687	56,644	17,891,082	13,187,378
Per cent.....	78.0	51.8	26.4	45.7	Per cent.....	952.6	2,782.1	413.5	7,977.3
1850-1910—Amount.....	13,417,157	146,270	6,395,670	6,515,320	1850-1910—Amount.....	4,086,413	187,855	47,001,996	21,872,697
Per cent.....	227.5	45.4	17.4	28.6	Per cent.....	3,859.1	9,226.7	1,086.3	13,231.2
EAST NORTH CENTRAL.					THE NORTH.				
1880-1910—Amount.....	7,043,953	138,216	12,144,936	13,357,855	1880-1910—Amount.....	23,885,597	496,511	133,515,459	106,579,937
Per cent.....	62.9	14.0	11.5	17.7	Per cent.....	74.9	20.7	60.4	58.2
1850-1880—Amount.....	6,683,408	617,090	55,595,327	52,677,183	1850-1880—Amount.....	17,841,072	1,466,756	157,113,472	122,591,451
Per cent.....	147.8	167.6	110.8	220.9	Per cent.....	127.2	158.2	133.3	202.2
1850-1910—Amount.....	13,727,361	755,312	67,740,273	66,035,038	1850-1910—Amount.....	41,726,669	1,963,267	295,633,931	229,171,388
Per cent.....	303.5	205.2	135.0	288.2	Per cent.....	267.4	211.7	250.9	377.9
WEST NORTH CENTRAL.					THE SOUTH.				
1880-1910—Amount.....	5,480,478	397,253	131,450,176	103,031,916	1880-1910—Amount.....	12,872,762	1,566,470	119,533,074	64,713,750
Per cent.....	89.0	55.7	129.9	168.2	Per cent.....	77.9	102.3	50.9	75.3
1850-1880—Amount.....	5,277,108	643,275	88,700,330	57,484,804	1850-1880—Amount.....	7,533,956	1,016,067	63,872,710	33,928,833
Per cent.....	599.4	926.6	709.8	1,525.5	Per cent.....	83.9	197.3	37.3	65.2
1850-1910—Amount.....	10,767,586	1,040,528	220,150,506	160,516,720	1850-1910—Amount.....	20,406,718	2,582,537	183,405,784	98,642,583
Per cent.....	1,221.9	1,498.8	1,761.6	4,250.7	Per cent.....	227.2	501.4	107.2	189.5
SOUTH ATLANTIC.					THE WEST.				
1880-1910—Amount.....	4,597,698	467,452	2,362,692	12,309,402	1880-1910—Amount.....	5,058,124	289,614	84,667,957	22,387,021
Per cent.....	60.5	72.5	2.3	34.0	Per cent.....	286.1	345.9	323.2	143.8
1850-1880—Amount.....	2,918,107	396,233	8,017,953	6,161,008	1850-1880—Amount.....	1,588,879	77,011	21,530,039	15,218,144
Per cent.....	62.4	159.6	8.6	20.5	Per cent.....	888.5	1,147.4	461.6	4,375.0
1850-1910—Amount.....	7,515,805	863,685	10,380,645	18,470,410	1850-1910—Amount.....	6,647,003	366,625	106,197,996	37,605,195
Per cent.....	160.6	348.0	11.1	61.5	Per cent.....	3,717.2	5,462.2	2,276.9	10,810.9
EAST SOUTH CENTRAL.									
1880-1910—Amount.....	2,824,750	472,741	4,047,678	13,125,964					
Per cent.....	50.6	83.0	6.0	42.6					
1850-1880—Amount.....	2,221,880	346,303	18,311,081	11,797,467					
Per cent.....	66.1	155.0	31.3	62.0					
1850-1910—Amount.....	5,046,630	819,044	22,958,759	24,923,431					
Per cent.....	150.0	366.6	39.2	181.0					

¹ A minus sign (—) denotes decrease.

The statistics in Table 5 bring out the general movement just described even more effectively, and easy contrast is presented in the East North Central and the East South Central geographic divisions. During the 60-year period 1850-1910 the number of farms in the East South Central division increased 366.6 per cent, while the total acreage of land in farms increased only 39.2 per cent. On the other hand, the number of farms in the East North Central division increased 205.2 per cent, while the total acreage of land in farms increased 135 per cent. In the East South Central division the acreage of improved land in farms in-

creased 131 per cent, or about one-third as rapidly as the number of farms, while the acreage of improved land in farms in the East North Central division increased 288.2 per cent, or considerably faster than the number of farms.

DISTRIBUTION OF FARMS AND FARM LAND, BY GEOGRAPHIC DIVISIONS AND SECTIONS: 1850 TO 1910.

In Table 6 the percentage distribution of the number of farms, the acreage of farm land, and the acreage of improved farm land, for each decade from 1850 to 1910, is shown.

PERCENTAGE DISTRIBUTION OF FARMS AND FARM LAND, BY GEOGRAPHIC DIVISIONS AND SECTIONS: 1850 TO 1910.

Table 6.

GEOGRAPHIC DIVISION AND SECTION.	PER CENT OF UNITED STATES TOTAL.																				
	Number of farms.							All land in farms.							Improved land in farms.						
	1910	1900	1890	1880	1870	1860	1850	1910	1900	1890	1880	1870	1860	1850	1910	1900	1890	1880	1870	1860	1850
UNITED STATES.....	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
New England.....	3.0	3.3	4.2	5.2	6.8	9.0	11.6	2.2	2.5	3.2	4.0	4.8	4.9	6.3	1.5	2.0	3.0	4.6	6.4	7.5	9.9
Middle Atlantic.....	7.4	8.5	10.3	12.2	15.8	18.6	22.2	4.9	5.3	6.9	8.7	10.6	10.1	12.5	6.1	7.4	8.8	11.7	15.4	16.4	20.2
East North Central.....	17.7	19.8	22.1	24.6	28.6	28.7	25.4	13.4	13.9	17.0	19.7	21.4	17.9	17.1	18.6	20.9	22.0	26.5	29.1	25.3	20.3
West North Central.....	17.4	18.5	20.0	17.8	13.7	9.1	4.8	26.5	24.0	24.2	18.9	12.7	8.6	4.3	34.3	32.7	29.5	21.5	12.4	0.8	3.3
South Atlantic.....	17.5	16.8	16.4	16.1	14.1	14.8	17.1	11.8	12.4	16.1	18.9	22.1	20.2	31.8	10.1	11.1	11.7	12.7	16.0	21.4	26.5
East South Central.....	16.4	15.7	14.4	14.2	14.0	13.3	15.4	9.3	9.7	12.7	14.3	16.3	18.4	19.9	9.2	9.7	10.0	10.8	12.8	15.9	16.8
West South Central.....	14.8	13.2	9.4	7.9	5.2	4.9	3.0	19.2	21.0	12.4	10.6	8.1	10.9	6.5	12.2	9.6	8.5	6.7	3.6	4.5	2.7
Mountain.....	2.9	1.8	1.1	0.6	0.5	0.4	0.3	6.8	5.5	2.4	0.7	0.4	0.4	0.1	3.3	2.0	1.5	0.8	0.3	0.1	0.2
Pacific.....	8.0	2.5	2.1	1.5	1.3	1.3	0.1	5.8	5.7	5.2	4.1	3.5	2.7	1.5	4.6	4.5	4.9	4.7	4.0	2.1	0.1
The North.....	45.4	50.1	56.6	50.7	64.9	65.4	64.0	47.1	46.6	51.2	51.3	49.5	41.5	40.1	60.6	63.0	63.4	64.3	63.3	56.0	53.6
The South.....	48.7	45.7	40.2	38.2	33.3	32.9	35.5	40.3	43.2	41.2	43.8	46.5	55.4	58.3	31.5	30.4	30.2	30.2	32.4	41.8	46.0
The West.....	5.9	4.2	3.2	2.1	1.8	1.7	0.5	12.6	11.2	7.6	4.9	4.0	3.1	1.6	7.9	6.0	6.4	5.5	4.3	2.3	0.3

The very great significance of this movement is brought out in a different way in the percentages presented in Table 6. While in 1850 only 35.5 per cent, or about one-third of all farms in the United States, were found in the South, in 1910 nearly one-half (48.7 per cent) of all farms were found in that section. This is clearly an evidence of the separating of plantations into great numbers of smaller parcels or lots, as shown by the fact that while the number of farms was increasing in this way the percentage of all land in farms was moving in the opposite direction. Thus 58.3 per cent of all land in farms was in the South in 1850, while by 1910 this percentage had been reduced to 40.3 per cent. In the case of improved land in farms the same movement is shown even more effectively. The percentages were 46 per cent in 1850 and only 31.5 per cent in 1910. The opposite movement is shown for the North.

AVERAGE TOTAL ACREAGE AND IMPROVED ACREAGE PER FARM, BY GEOGRAPHIC DIVISIONS AND SECTIONS: 1850 TO 1910.

Table 7 shows, for each census year from 1850 to 1910, the average number of acres per farm and the average improved acreage per farm for the United

States and for the several geographic divisions and sections.

Table 7

Table 7 GEOGRAPHIC DIVISION AND SECTION.	AVERAGE ACRES OF LAND PER FARM.						
	1910	1900	1890	1880	1870	1860	1850
UNITED STATES.....	138.1	146.2	136.5	133.7	153.3	199.2	202.0
New England.....	104.4	107.1	104.0	103.7	108.3	109.3	109.6
Middle Atlantic.....	92.2	92.4	91.7	95.1	102.6	107.5	114.2
East North Central.....	105.0	102.4	104.8	107.4	114.8	123.9	136.3
West North Central.....	209.6	189.5	164.8	142.0	142.5	189.8	180.0
South Atlantic.....	93.3	108.4	133.6	157.4	241.1	352.8	376.3
East South Central.....	78.2	89.9	120.5	134.9	178.3	275.8	262.1
West South Central.....	179.3	233.8	179.7	178.7	237.5	445.6	439.9
Mountain.....	324.5	457.9	298.9	158.8	127.3	177.1	72.2
Pacific.....	270.3	334.8	337.0	378.6	420.0	431.0	2,125.1
The North.....	143.0	133.2	123.7	114.9	117.0	126.4	127.1
The South.....	114.4	138.2	139.7	153.4	214.2	335.4	332.1
The West.....	296.9	386.1	324.1	312.9	336.4	366.0	604.9

GEOGRAPHIC DIVISION AND SECTION.	AVERAGE IMPROVED ACRES PER FARM.						
	1910	1900	1890	1880	1870	1860	1850
UNITED STATES.....	75.2	72.2	78.3	71.0	71.0	79.8	78.0
New England.....	38.4	42.4	56.5	63.4	66.4	66.4	66.5
Middle Atlantic.....	62.6	62.4	67.4	68.0	69.2	70.3	70.8
East North Central.....	79.2	76.3	78.1	76.7	72.1	70.2	62.2
West North Central.....	148.0	127.9	115.3	85.9	64.7	60.0	54.3
South Atlantic.....	43.6	47.9	55.6	56.1	80.7	115.9	120.9
East South Central.....	42.2	44.5	54.5	54.1	65.1	95.5	85.1
West South Central.....	61.8	62.7	70.0	59.9	49.4	74.0	69.5
Mountain.....	86.8	82.9	110.5	88.4	41.8	27.3	39.0
Pacific.....	116.1	132.5	182.0	227.6	218.6	133.3	81.2
The North.....	100.3	90.9	87.8	76.5	69.2	68.3	65.4
The South.....	48.6	48.1	58.8	56.2	69.2	101.3	101.1
The West.....	101.7	111.8	157.8	185.9	168.1	106.4	51.8

All of the statistics presented in the preceding tables lead to the conclusion that the average size of farm for the South is rapidly decreasing, due to the breaking up of plantations, while on the other hand the average size of farm for the North has increased, due to the introduction of improved machinery, wage labor, improved farm methods, etc. This is brought out most clearly by Table 7. In 1850 the average acreage of land per farm for the North was 127.1 acres, while in 1910 it was 143 acres. This is a definite upward movement. In contrast the average farm in the South decreased in size from 332.1 acres in 1850 to 114.4 acres in 1910. In order to eliminate the unimproved land from consideration, Table 7 presents similar averages with reference to improved land in farms and the same movement is brought out even more effectively. The average farm in the North contained 65.4 acres of improved land in 1850 and 100.3 acres of improved land in 1910, while the reverse situation is presented for the South where the average farm contained 101.1 acres of improved land in 1850 and only 48.6 acres in 1910. All of these figures pertain to the North as a whole and the South as a whole. If the figures were presented more specifically for plantation states in the South, or better still for plantation counties, the significance of the movement would appear much more effectively.

In order to complete the contrast in movement and to better understand what follows Table 8 (pp. 14, 15) is presented, which shows for each census year from 1850 to 1910 the average value per farm and per acre of all farm property and separately of land and buildings, implements and machinery, and live stock. This table is so clear that it needs no detailed discussion.

DEFINITION OF A TENANT PLANTATION.

As already stated the definition of a plantation in popular usage in the South is primarily based on the size of the agricultural unit and not on its method of organization. There would, however, be no particular utility in presenting statistics for plantations, merely in the sense of large farms, in the South any more fully than they are presented for large farms elsewhere. So far as a plantation is operated by wage labor, it differs in no significant respect from large farms operated by wage labor elsewhere, and the mere name "plantation" gives no added significance to the agricultural unit. Each plantation operated by wage labor in the South is treated as a single farm in the census statistics, just as it would be if it were in any other part of the country.

Following the section on tenant plantations a detailed statement and statistics are presented showing the extent to which large farms or plantations operated by wage labor are found in all sections of the United States.

What is required to permit a true picture of conditions in the South to be obtained is information regarding those plantations which are operated by tenants, which in many cases differ in their method of organization from any form of agricultural unit at all commonly found in other parts of the country. In order to make a clear distinction with reference to the plantations concerning which statistics were desired, the Census Bureau adopted the following definition of a "tenant plantation":

A tenant plantation is a continuous tract of land of considerable area under the general supervision or control of a single individual or firm, all or a part of such tract being divided into at least five smaller tracts, which are leased to tenants.

This definition, in the first place, eliminates from consideration as plantations groups of tenant farms which are not contiguous. In the South, as in the North, a single individual may own several separate farms, each of which is leased to a tenant, but it is obvious that these holdings, taken as a whole, in no sense constitute a plantation. In the second place, the tenant plantation, as defined by the Census Bureau, must be a tract of land of considerable size and containing at least five tenant holdings. It not infrequently happens in the South, as elsewhere, that a single individual owns a tract of land of moderate size which he leases to two or three different tenants; but to treat such a holding as a plantation would be going distinctly contrary to the popular usage of the term and would serve no particular purpose.

The definition further involves the idea of supervision or control over the tenants on the part of the owner or his representative. There are, however, widely differing degrees of supervision in different cases, and, while some special information regarding the methods and degree of supervision was obtained in regard to a limited number of plantations, it was found impossible to obtain such information of a clear and conclusive character with regard to all plantations. Consequently, of necessity, the Census Bureau had to treat as a plantation any tract of land conforming to the other features of the definition above set forth, without regard to the exact character or degree of supervision exercised over the tenants. It is probable, therefore, that in some cases tracts of land have been treated as plantations, on which each tenant occupies approximately as independent an economic position as tenant farmers in other parts of the country. Beyond question, however, in most instances the plantations for which statistics are hereafter presented are those on which very considerable supervision is exercised over the tenants and on which the position of the tenants is in many respects not far different from that of wage laborers.

AVERAGE VALUE PER FARM AND PER ACRE OF LAND IN FARMS, OF ALL FARM PROPERTY, AND OF LAND

Table 8 GEOGRAPHIC DIVISION AND SECTION.		AVERAGE VALUE PER FARM.											
		1910				1900				1890			
		All farm property.	Land and buildings.	Implements and machinery.	Live stock.	All farm property.	Land and buildings.	Implements and machinery.	Live stock.	All farm property.	Land and buildings.	Implements and machinery.	Live stock.
1	UNITED STATES.....	\$6,444	\$5,471	\$199	\$774	\$3,563	\$2,896	\$131	\$536	\$3,523	\$2,909	\$108	\$506
2	New England.....	4,593	3,806	269	519	3,333	2,753	190	390	3,081	2,577	125	379
3	Middle Atlantic.....	6,319	5,216	358	745	4,759	4,013	239	506	5,089	4,374	199	516
4	East North Central.....	9,007	7,899	239	860	5,004	4,325	147	532	4,709	4,065	125	519
5	West North Central.....	12,195	10,464	332	1,398	5,488	4,385	186	917	4,117	3,245	137	735
6	South Atlantic.....	2,654	2,236	88	330	1,511	1,254	55	202	1,779	1,515	49	216
7	East South Central.....	2,094	1,668	72	354	1,324	1,034	54	236	1,608	1,262	48	299
8	West South Central.....	4,069	3,817	127	625	2,140	1,509	103	534	1,939	1,421	63	455
9	Mountain.....	9,581	7,192	269	2,119	5,934	3,342	186	2,406	7,076	4,019	161	2,896
10	Pacific.....	14,643	13,050	350	1,242	7,864	6,751	241	871	10,584	9,291	232	1,061
11	The North.....	9,507	8,132	293	1,029	5,030	4,190	180	660	4,448	3,721	143	555
12	The South.....	2,897	2,374	95	423	1,629	1,251	69	309	1,756	1,402	52	302
13	The West.....	12,155	10,172	310	1,673	7,059	5,823	218	1,512	9,396	7,506	208	1,682
		AVERAGE VALUE PER ACRE OF LAND IN FARMS.											
14	UNITED STATES.....	\$46.04	\$30.00	\$1.44	\$5.60	\$24.37	\$19.81	\$0.89	\$3.67	\$25.81	\$21.31	\$1.79	\$3.70
15	New England.....	43.99	36.45	2.53	4.97	31.13	25.71	1.73	3.64	29.63	24.78	1.20	3.64
16	Middle Atlantic.....	68.52	56.56	3.83	8.08	51.51	43.45	2.59	5.48	55.47	47.68	2.17	5.63
17	East North Central.....	85.81	75.25	2.28	8.28	48.86	42.23	1.43	5.20	44.91	38.77	1.20	4.95
18	West North Central.....	58.18	49.92	1.59	6.67	28.96	23.14	0.98	4.84	24.98	19.68	0.83	4.46
19	South Atlantic.....	28.44	23.96	0.95	3.53	13.94	11.57	0.51	1.86	13.31	11.34	0.36	1.61
20	East South Central.....	28.78	21.32	0.92	4.53	14.72	11.49	0.60	2.63	13.35	10.47	0.40	2.48
21	West South Central.....	22.09	18.50	0.71	3.49	9.18	6.45	0.44	2.28	10.79	7.91	0.85	2.53
22	Mountain.....	29.52	22.16	0.83	6.53	12.96	7.30	0.41	5.28	23.67	13.45	0.54	9.69
23	Pacific.....	54.17	43.28	1.29	4.60	23.49	20.17	0.72	2.60	31.40	27.57	0.69	3.15
24	The North.....	66.46	57.20	2.07	7.20	37.77	31.46	1.35	4.96	35.97	30.09	1.16	4.73
25	The South.....	25.31	20.75	0.83	3.74	11.79	9.06	0.50	2.24	12.56	10.04	0.37	2.16
26	The West.....	40.93	34.24	1.04	5.63	18.28	13.80	0.56	3.92	28.99	23.16	0.64	5.19

The statistics presented in this report, therefore, relate to tenant plantations conforming to the above definition. For brevity, the term "plantation" alone is frequently used in the text and in the tables, but it should be distinctly understood that none of the tables include plantations operated by wage labor unless specifically stated.

Ordinarily the land in a tenant plantation is not wholly subdivided into tenant farms. The owner of the plantation or the general lessee or a manager commonly retains in his own possession part of the land. The land thus retained usually contains the owner's house, barns, and other buildings, his kitchen garden, and the major part of the uncultivated land of the plantation. In some cases, moreover, the owner or manager retains a considerable quantity of improved land which he operates with his own labor or with wage labor. Consequently, in the census statistics of farms, as ordinarily presented, each plantation is represented by the number of farms operated by tenants, plus one farm operated by the owner or his representative. In the special statistics regarding plantations presented in this report, data regarding the farms retained by landlords are presented separately from those regarding the tenant holdings.

In the tables which follow, the term "landlord" is used to designate the owner of the plantation or the person who, as general lessee or local manager or overseer, represents the owner in the management of the plantation, while the term "tenant" refers to

any individual who leases a tract of land on the plantation and pays for its use a share of the crops, or a fixed amount of money, of cotton, or of other products. The acreage retained by the landlord, together with the total acreage of all the tenants, make up the acreage of the plantation. All land of every description in the plantation which is not leased or subleased to tenants constitutes the landlord's part of the plantation.

METHOD OF INVESTIGATION OF PLANTATIONS AND SCOPE OF THE STATISTICS.

The special investigation of plantations undertaken by the Census Bureau in 1910 was the first that had ever been made by this bureau, although, of course, prior to the Civil War the agricultural statistics treated plantations as farms along with the other farms of the country. In its conduct of the plantation investigations in 1910 this bureau made use of a special plantation schedule in addition to the ordinary agricultural schedule. The plantation schedule, which was also placed in the hands of the enumerators, was to be filled out by interviewing the landlord or his representative. This schedule called for information regarding the plantation as a whole, regarding the land retained by the landlord for his own use, and regarding each tenant holding. A copy of this special schedule is presented in the appendix. In addition to making use of this plantation schedule the Census Bureau continued the practice of previous cen-

AND BUILDINGS, IMPLEMENTS AND MACHINERY, AND LIVE STOCK, BY DIVISIONS AND SECTIONS: 1850 TO 1910.

AVERAGE VALUE PER FARM.															
1880				1870				1860				1850			
All farm property.	Land and buildings.	Implements and machinery.	Live stock.	All farm property.	Land and buildings.	Implements and machinery.	Live stock.	All farm property.	Land and buildings.	Implements and machinery.	Live stock.	All farm property.	Land and buildings.	Implements and machinery.	Live stock.
\$3,038	\$2,544	\$101	\$393	\$3,363	\$2,799	\$102	\$462	\$3,904	\$3,251	\$120	\$533	\$2,738	\$2,258	\$105	\$376
3,242	2,802	107	333	3,135	2,591	100	444	3,052	2,589	90	373	2,596	2,221	77	297
5,164	4,546	174	444	5,057	4,392	170	505	4,968	4,319	151	498	3,880	3,361	128	390
4,221	3,683	122	410	4,057	3,475	111	472	3,458	2,958	97	403	2,189	1,824	83	282
2,730	2,105	121	509	2,802	2,215	107	480	2,667	2,126	86	455	1,568	1,153	74	341
1,634	1,384	48	203	1,980	1,632	54	295	3,999	3,340	113	546	2,845	2,323	99	423
1,486	1,190	48	248	1,897	1,461	53	383	4,311	3,428	119	705	2,211	1,065	96	451
1,400	958	60	381	1,449	969	74	406	5,070	3,876	293	902	3,485	2,481	353	650
4,895	2,319	137	2,439	1,421	651	65	705	1,246	493	51	703	892	420	35	437
6,983	5,672	211	1,101	6,428	4,866	200	1,362	4,351	2,559	143	1,049	6,010	3,302	141	2,567
3,887	3,314	131	442	4,087	3,463	124	500	3,723	3,180	110	433	2,803	2,380	97	327
1,531	1,224	51	257	1,882	1,456	56	349	4,283	3,455	142	687	2,024	2,051	119	454
6,358	4,609	189	1,501	4,997	3,662	162	1,174	3,562	2,033	120	1,409	2,444	1,295	67	1,033
AVERAGE VALUE PER ACRE OF LAND IN FARMS.															
\$22.72	\$19.02	\$0.70	\$2.94	\$21.94	\$18.26	\$0.66	\$3.02	\$19.60	\$16.32	\$0.60	\$2.08	\$13.51	\$11.14	\$0.52	\$1.85
31.27	27.03	1.03	3.21	28.94	23.92	0.92	4.10	27.92	23.68	0.82	3.42	23.69	20.27	0.70	2.72
54.29	47.80	1.83	4.67	55.15	47.69	1.66	5.80	46.20	40.17	1.40	4.63	33.06	29.42	1.12	3.42
39.31	34.31	1.13	3.87	35.34	30.27	0.97	4.11	27.91	23.88	0.78	3.26	16.06	13.38	0.61	2.07
19.27	14.83	0.85	3.59	19.67	15.55	0.75	3.37	14.05	11.20	0.45	2.40	8.71	6.40	0.41	1.89
10.38	8.79	0.30	1.29	8.21	6.77	0.22	1.22	11.33	9.47	0.32	1.55	7.56	6.17	0.26	1.12
11.01	8.82	0.36	1.84	10.64	8.20	0.30	2.15	15.63	12.43	0.43	2.77	8.44	6.35	0.37	1.72
7.83	5.36	0.34	2.13	6.10	4.08	0.31	1.71	11.38	8.70	0.66	2.02	7.92	5.64	0.50	1.48
30.83	14.61	0.87	15.36	11.16	5.11	0.51	5.54	7.04	2.78	0.29	3.97	12.36	5.83	0.48	0.05
18.44	14.98	0.56	2.91	15.30	11.58	0.48	3.24	10.08	5.93	0.33	3.82	2.83	1.55	0.07	1.21
33.84	28.85	1.14	3.85	34.94	29.60	1.06	4.28	29.46	25.16	0.87	3.43	22.06	18.73	0.76	2.57
9.98	7.97	0.33	1.61	8.69	6.80	0.26	1.63	12.77	10.30	0.42	2.05	7.90	6.17	0.36	1.37
20.32	14.92	0.60	4.80	14.85	10.88	0.48	3.49	9.71	5.54	0.33	3.84	3.52	1.86	0.10	1.56

suses in obtaining a separate agricultural schedule for each farm in the plantation—that is to say, one schedule for each tenant farm and one for the land retained by the landlord. These general agricultural schedules for the tenant farms were, under the instructions to the enumerators, to be filled out by interviewing the tenants themselves, although doubtless in some cases at least part of the information for them was furnished by the landlord.

The plantation schedules obtained from landlords were carefully compared in the office with the general agricultural schedules obtained for the tenant and landlord farms in the same plantation. In fact, one of the objects of the use of the plantation schedule was to furnish a check upon the figures returned by the tenants and the landlord and also to avoid duplication in the statistics. At prior censuses considerable difficulty was encountered from the fact that owners of plantations, misunderstanding the inquiry, not infrequently gave information regarding the entire plantation, while at the same time the information regarding the small farms operated by tenants was secured from the tenants, thus involving duplication of acreage, value of farm property, and even of the production of crops and other agricultural products.

The plantation schedule being novel and more or less complex, it was but natural that some of the enumerators failed to secure plantation reports from all plantations in their territory. They secured the

separate reports for the tenant holdings and for the land retained by the landlord, but not the general report covering the plantation as a whole. In order to remedy this deficiency in the returns the Census Bureau carefully examined the schedules for tenant farms in the leading plantation counties and assembled into groups those which showed the same landlord. In case, for example, it was found that there was a return for a certain farm operated by its owner and a return for five or more tenant farms in the same locality, each of which reported such owner as the owner also of the tenant farm, it was assumed that these returns represented the parts of a single plantation, and the figures for the several tenants and for the farm of the owner were assembled into totals in the Census Bureau. Where it was evident that the tenant farms reported as having a single owner were not contiguous, or where, although perhaps contiguous, there was no return for the farm operated by the owner himself, no such assembling of the statistics was made. It is believed that the figures for plantations thus assembled in the Census Bureau represent in the great majority of cases true plantations, comparable with those for which plantation schedules were actually secured through the enumerators, but nevertheless in the more important tables hereafter presented a distinction is made between the "plantations *with* complete reports" and the "plantations *without* complete reports."

Although the plantation schedule was placed in the hands of enumerators throughout the South, it was known in advance that the plantation tenant system is for the most part confined to certain sections of the South, following primarily the sweep of the great cotton belt and of the belt containing a very large proportion of Negro population. After examination of the schedules it was deemed desirable to confine the tabulation of the plantation statistics to those parts of the South in which the plantation system is extensively developed. Accordingly 325 counties distributed through the Southern states were selected for tabulation. For most of the other counties in the South the number of plantations reported was small, and in some of them a great many of the plantation schedules were not very satisfactorily filled out, presumably because of the rarity of the plantation system and the ignorance of the enumerators as to its characteristics and significance.

The 325 selected counties for which statistics are presented in this report are distributed through eleven states, as follows: 47 in Alabama, 23 in Arkansas, 1 in northern Florida, 70 in Georgia, 29 in Louisiana, 45 in Mississippi, 21 in North Carolina, 35 in South Carolina,

11 in southern Tennessee, 41 in eastern Texas, and 2 in southern Virginia. The map opposite this page shows these counties, and also indicates the boundaries of the cotton belt and shows which counties contain 50 per cent or more Negro population. It will be seen that in the great majority of the counties for which plantation statistics are presented the Negroes constitute at least half of the total population, and that, on the other hand, there are comparatively few counties outside of the area for which plantation statistics are presented in which the proportion is as high as 50 per cent.

It will be noted from the map that in some cases the boundary of the area for which plantation statistics are presented is very irregular, and that there is a large territory in northern Alabama and Mississippi and southern Tennessee for which plantation statistics are not presented, although entirely surrounded by counties for which plantation statistics are presented. These irregularities are largely due to differences in the topographical and soil conditions. In some counties these conditions are such that cotton can not be raised on a large scale; and the plantation system, which is usually closely associated with cotton production, is not extensively developed in them.

EXTENT OF THE TENANT PLANTATION SYSTEM IN THE SELECTED TERRITORY.

SUMMARY.

Table 9 summarizes the principal facts for all tenant plantations and the farms comprised in them in the 325 selected counties of eleven Southern states for 1910. It includes the data for the plantations without complete reports.

Table 9	TENANT PLANTATIONS: 1910		
	Plantations.	Landlord farms. ¹	Tenant farms. ²
Number of plantations or farms.....	39,073	39,073	398,005
Total acreage.....	28,296,815	12,929,417	15,367,398
Improved acreage.....	15,836,363	3,384,040	12,452,323
Average total acreage.....	724.2	330.9	38.5
Average improved acreage.....	405.3	86.6	31.2
Per cent of total acreage improved.....	56.0	26.2	81.0
Value of land and buildings.....	\$676,802,983	\$256,494,386	\$420,308,597
Land.....	559,457,268	210,401,728	349,055,540
Buildings.....	117,345,715	46,092,658	71,253,057
Average value of land and buildings per plantation or farm.....	17,322	6,564	1,054
Land.....	14,319	5,385	875
Buildings.....	3,003	1,179	179
Average value of land and buildings per acre of land.....	23.92	19.84	27.35
Land.....	19.77	18.27	22.71
Buildings.....	4.15	3.57	4.64

¹ Parts of tenant plantations retained by landlords.

² Parts of tenant plantations leased to tenants.

There were 39,073 tenant plantations of five or more tenant farms in the restricted territory under consideration. These plantations contained 28,296,815 acres of farm land, of which 15,836,363 acres were

improved. The improved land represented 56 per cent, or more than one-half, of the total acreage in farms in these counties. The combined value of the land and buildings of these plantations was \$676,803,000.

The average plantation contained 724.2 acres of land, of which 405.3 acres were improved. The value of its land and buildings was \$17,322. In acreage it was more than five times as large and in value of land and buildings three times as great as the average farm of the United States. As the average farm of the South was smaller and of less value than in the country as a whole these differences are wider especially in that of value, when comparisons are confined to the South. However, the average value of land and buildings per acre of farm land in the United States as a whole, \$39.60, was higher than that for the plantations which was only \$23.92. In the selected territory, however, the opposite is the case, for plantations are usually located in the more fertile and productive sections of a community.

On these tenant plantations the farms retained and operated by landlords, the owner, manager, or general lessee, contained 12,929,417 acres, or 45.7 per cent of the total plantation acreage. The value of this land with its buildings was \$256,494,000. Only 26.2 per cent of all the land in the landlord farms was improved, much being woodland and other land yet to be opened to cultivation or was incapable of cultivation.

SELECTED PLANTATION AREA, BOUNDARIES OF COTTON BELT, AND COUNTIES HAVING 50 PER CENT OR MORE OF
NEGRO POPULATION: 1910.

Thirteenth Census of the United States: 1910.

Department of Commerce, Bureau of the Census.

